



**TOWN OF WEARE**  
PLANNING BOARD  
ZONING BOARD OF ADJUSTMENT  
15 Flanders Memorial Road  
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Naomi L. Bolton  
Land Use Coordinator

**Office Hours:**  
Monday  
thru  
Friday  
8 AM – 4:30 PM

**PLANNING BOARD  
MINUTES  
March 12, 2008  
\*\*FINAL\*\***

**PRESENT:** Paul Morin, PB Chair; Frank Bolton, PB Vice Chair; George Malette, PB Secretary and WCC member; Tom Clow, Ex Officio; Craig Francisco; Neal Kurk, Alternate; Arthur Townes, Alternate, Andy Fulton, WCC Chairman; Andrea Alderman, WCC Vice Chariman; Steve Najjar, John Ciampi

**GUESTS:** Atty. Scott Hogan, Atty. Byron Bedard, Art Siciliano, Rob(?) Morrell

**I. CALL TO ORDER:**

Chairman Paul Morin called the meeting to order at 7:00 PM at the Weare Town Office Building.

**II. JOINT MEETING WITH CONSERVATION COMMISSION:**

**III. ZONING ORDINANCE CHANGE PROPOSALS:**

HIGH ROCK DEVELOPMENT– SUBDIVISION (CONTINUED HEARING),  
TWIN BRIDGE ROAD, #110-077:

Scott Hogan addressed members of the Board and the Conservation Commission on behalf of the applicant. Two draft easements were distributed for review. One easement applied to all of the open space parcels and the second document only applied to the three parcels with lake frontage. This easement would be owned by High Rock granting rights to enforce to the abutting land owners with the town retaining an executory interest. There was much discussion about whether the public would have access to this shorefront area for walking, wading or other low impact activities. Byron Bedard said that the lakefront owners had experienced difficulties with enforcement and that they were considering self policing measures such as fences or berms. After more discussion, all agreed that the lake could be legally accessed from the bridge at Rte. 114 and that parcel 3 to the north was already bisected by a lagoon. *This area was not clearly shown on the map.* Art said he believed the state ownership extended to the water. Art was asked to show the State of NH property like any other abutter. Byron Bedard and Scott

Hogan agreed that the shorefront parcels could be treated as four parcels with the first two being the dam parcel and the utility easement parcel. Both of these could be transferred to the residents on Daniels Lake. Parcel 3 would encompass the shorefront south of the lagoon, which would not be open to public access but would be considered open space. Parcel 4 would be north of the lagoon and would be considered open space with public access. The applicant will make changes to the plans and easements in preparation for the continued Planning Board hearing on March 27<sup>th</sup>.

#### **IV. ADJOURNMENT:**

Chairman Morin adjourned the Planning Board meeting at 9:00 PM.

Respectfully submitted,

Paul Morin  
Planning Board Chairman  
*(italics added by WCC)*